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Sales and Lettings

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**2 Vosper Lane
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Southampton
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Offers Over £360,000
Freehold

 3
  2
  2
  B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



An immaculate three bedroom semi detached townhouse situated on a modern development convenient to great school catchments, commuter access, essential local amenities and its own solar panels (0.72kw). The property with its wider tandem length driveway and well proportioned rear garden has been well looked after by the present owner and comes with many discerning features such as second floor Master suite with En-suite facilities, first floor larger than average second double bedroom (agents note potential to split into two), bedroom three and family bathroom, and lounge overlooking the rear garden, downstairs cloakroom and kitchen/breakfast room. This property really does warrant an early internal inspection, so please call our office today!

Front Door independent shower over, W.C, pedestal wash basin, tiled flooring with complimentary tiled walls, heated towel rail.

Entrance Hallway Skimmed ceiling, access to storage cupboard and under stairs storage cupboard, radiator.

Lounge
15'8" x 10'6" (4.80 x 3.21)
Skimmed ceiling, French style doors to rear garden, feature fire surround, alcove, radiator.

Kitchen/Breakfast Room
11'3" x 9'1" (3.43 x 2.77)
Skimmed ceiling, window to front elevation, extractor fan, modern range of fitted units with work surface over and inset sink, integrated washing machine and dishwasher, built in double oven, hob and cooker hood, integrated fridge/freezer, space for breakfast table and chairs, radiator.

Downstairs Cloakroom
7'1" x 4'9" (2.17 x 1.45)
Skimmed ceiling, extractor fan, W.C, pedestal wash basin, 1/2 tiled walls, tiled flooring, heated towel rail.

First Floor Landing
Skimmed ceiling, access to airing cupboard, radiator.

Bedroom 2
15'8" x 10'1" (4.80 x 3.08)
Skimmed ceiling, 2 x windows to rear elevation, access to built in cupboard, radiator.

Bedroom 3
9'7" x 8'4" (2.93 x 2.56)
Skimmed ceiling, window to front elevation, radiator.

Family Bathroom
7'0" x 6'2" (2.14 x 1.90)
Skimmed ceiling, extractor fan, suite comprising panel bath with

Inner Landing Skimmed ceiling, window to front elevation, stairs to second floor Master Suite.

Master Suite
16'6" min x 10'7" min (5.05 min x 3.23 min)
Skimmed vaulted ceiling, Velux style window, window to front elevation, built in wardrobes to one wall, feature galleried elevation, eaves storage space, radiator.

En-Suite Shower Room
7'4" x 4'7" (2.26 x 1.40)
Skimmed ceiling, extractor fan, Velux style window, suite comprising double shower cubicle, W.C, pedestal wash basin, complimentary tiling, shaver point, heated towel rail.

Outside
Front Garden
Laid to lawn with raised beds.

Driveway
Wider than average for this type of property with space for two/three cars.

Rear Garden
A well proportioned garden laid to lawn with borders and further are laid to patio, outside tap and lighting.